

Summary Minutes

Alexandria Waterfront Committee Meeting January 25, 2011

Torpedo Factory Food Pavilion

Members

Present: Engin Artemel
Christine Bernstein
Doug Gosnell
Linda Hafer
Charlotte Hall
Nathan Macek
Jody Manor
Peter Pennington
Van Van Fleet

Excused: Jay Atkinson
William Cromley
Mel Fortney
Pete Peterson

Absent: Paul Smedberg

City Staff: Benjamin Aiken Planning and Zoning (P&Z)
Roger Blakeley, Recreation, Parks, and Cultural Activities (RPCA)
Lt. Len Fouch, Police Department
Jim Hixon, RPCA
Adrian King, General Services
Jeremy McPike, General Services
Karl Moritz, P&Z
Cindy Robinson, Finance Department
Barbara Ross, P&Z
James Spengler, RPCA
Andrea Wilkinson, Transportation & Environmental Services (T&ES)

Guests: Susan Cohen
Lauren Garcia
Maria Hopper
Sarita Schotta
Mike Young

Welcome and Introductions

Committee members and guests introduced themselves.

Approval of Minutes

Moved by Pennington, second by Artemel to approve the December 2010 minutes as drafted. Motion carried on a voice vote.

Report from Department of Planning and Zoning

Lower King Street Valet Parking Update

Ross provided a report on the lower King Street valet parking program at Landini Brothers Inc., which she described as a success. It is not a major program but it is working well. The valet parking operates Friday and Saturday nights.

Customers pay \$5.00 and the program operates in two on-street spaces. The police report they have had no traffic problems with the valet service. Overall people seem to like the service. As a condition of approval, Landini Brothers must allow other nearby businesses to join their valet program if they would like. As the special use permit (SUP) stipulates, 50 spaces are allocated in a nearby parking garage for the valet parking operation. However if the need arises and not enough spaces are available, the City has the right to adjust the SUP and provide more valet parking. The City is looking at ways to expand the valet parking program to other parts of King Street. The City is looking at ways to provide real-time parking information on signs or via smart phone or GPS applications. Hall offered to work with City staff to extend the valet service to Waterfront businesses.

Draft Waterfront Small Area Plan

Moritz provided an update on Waterfront Plan progress to date, including meetings held and general questions raised by stakeholders. He indicated that the plan had evolved as a result of the input received at the public meetings. The draft plan would be released in the first week of February. On February 1, 2011 there would be a work session with the Planning Commission and on February 8, there would be a work session with the City Council. The public hearings for the plan were scheduled for April.

Committee members asked about the how the plan would be affected by the outcome of the Old Dominion Boat Club lawsuit. City staff reiterated their objective to find a negotiated solution that works for the Boat Club and the public. In addition, there is a lot to be done along the Waterfront with other properties that can be developed. One main issue along the Waterfront is the need to address the flooding issues. The plan addresses some of the flooding problems that exist today. As the economy improves, development pressure will return to the area and one of the objectives of the plan is to provide guidance to shape the development projects.

The Committee asked about working with the federal agencies and property ownership issues. Moritz said the City needs an adopted plan to start some real discussions with a number of federal agencies.

After the draft plan is released, the next step for the Waterfront Committee is to

receive a presentation, discuss the plan during its February and March meetings, and provide comments to the City prior to the public hearing scheduled for April. The format of the February meeting would be interactive. Van Fleet asked for the plan to place an emphasis on infrastructure repair and believed this was the most important thing to do first with existing funding. The Committee asked about tax revenue and how improvements would be funded. Moritz said the plan is not looking at new taxes or increasing tax rates on existing development; the plan is focusing on the tax revenue that would be generated with existing tax rates applied to new development. There would be no tax increase to the residents; any revenue collection would be part of the new development. Moritz noted that every plan the City has ever passed was dependent, in part, on private property owners to implement the plan.

Report from Department of Recreation, Parks, and Cultural Activities

Blakeley reported that the Jamestown-Yorktown Foundation would like to dock the tall ship *Godspeed* at the City Marina in October 2011. The City Council must approve any request to dock at the City of Alexandria Marina for longer than ten days and waive the associated docking fee. The fiscal impact is a loss of potential docking fees of \$2,640. RPCA asked for letter of support from the Waterfront Committee, similar to the letter regarding the tall ship *Peacemaker* last year, to be included in the City Council docket package.

Pennington moved that the fee should be waived, seconded by Hall. The motion carried unanimously on a voice vote.

Bernstein moved that the letter to City Council include a suggestion that City staff mitigate the impact of additional Waterfront visitors during the ship's visit, including Marina staffing levels, increased trash removal by T&ES, inspection and repair of the irrigation system by RPCA, increased enforcement of off-leash dogs by Animal Control, and temporary portable toilets, if required. Seconded by Artemel. The motion carried unanimously on a voice vote.

Report from Department of General Services

King provided an update on the Dockmaster Hut repairs. The City would rehabilitate the hut using different materials resistant to water infiltration (marine plywood and a poly-based material adhere to the new surface for ease of cleaning). The use of these marine materials should impede the presence of mold and mildew. The project would be executed in two phases:

- Phase 1: Mold and mildew remediation. The City was pursuing a purchase order (PO) and anticipated completing the process this week, with a pre-construction meeting and beginning of construction the following week.
- Phase 2: Construction. Centennial Contractors will perform all construction activities/work for a period of 45 days. The scope of work and pricing has been submitted to obtain a PO. The contractors will gut the

entire structure, leaving the existing frame and roof in place. The design would also mitigate the impact of diesel fumes within the hut by relocating the existing the HVAC unit to the south facade. The contractor is completing the drawings and anticipates submitting permit applications next week. The Work is anticipated to be completed by end of March 2011.

General Service will report back to the Committee each month until the hut is completed.

Report from Police Department

Fouch provided a brief report on Citywide, Old Town, and Waterfront-specific crime and security issues. Most arrests on the Waterfront have been alcohol related. Larcenies are still the highest factor in the crime cases. Public office areas are also being targeted. Fouch advised locking car doors and keeping valuables out of sight. Fouch stated that he appreciated the lines of communication that had opened between the Committee and the Police Department.

Report from Economic Development Subcommittee

Hall said that the group had held two meetings focused on two primary short-term economic development approaches:

Farmers market outside of food pavilion

- Working with a group called FreshFarmMarkets.org.
- The philosophy of the market is to create vibrant urban and community places, to provide economic opportunities for local farmers.
- The group would run the whole market as a turnkey operation, and operates markets throughout the area, including DuPont Circle in Washington
- Would not compete with the Saturday farmers market on Market Square—it could possibly operate as a Sunday market, but could also be on a weekday
- Not interested in starting in April—would come in the middle of the growing season (e.g., June or July)
- The group is presently reviewing data and would like to meet members of the Waterfront Committee

Family friendly and children's activities

- Music
- Art League activities
- Walking tours
- Seaport Days
- Crafts or games for families

The next Economic Development Subcommittee meeting will be Thursday, February 10, 2011, at 5:00 p.m. in the Torpedo Factory Food Pavilion.

Other Discussion Items

There was discussion regarding meeting attendance by Committee members. Macek said he would speak to Smedberg regarding a routine "Report from City Council" agenda item.

Van Fleet requested that Committee meeting minutes capture comments by members and visitors alike. Macek responded that the Committee's minutes are a summary of key actions and not a transcript. He said that henceforth RPCA staff would take an active role in recording meeting minutes.

Announcements

Pennington announced that the first Alexandria Green Building Workshop would be held February 5 from 9:00 a.m. to 12:30 p.m. in the Sister Cities Room (1101) of City Hall, 301 King Street.

Artemel announced that the Jones Point Park Construction Community Liaison Group Meeting was scheduled for Thursday, January 27, 2011 at 7:00 p.m. at the Lee Center (subsequently rescheduled due to inclement weather for Thursday, February 3). He said he would attend and report back to the Committee next month.

Macek announced that the Waterfront Committee would receive a presentation at its February meeting from City Archeologist Pamela Cressey regarding the draft Alexandria Waterfront History Plan developed by the Alexandria Archeological Commission. He would send a link to the report in advance of the meeting.

Adjournment

Pennington moved to adjourn, Hafer seconded. The meeting was adjourned without objection at 9:28 a.m.